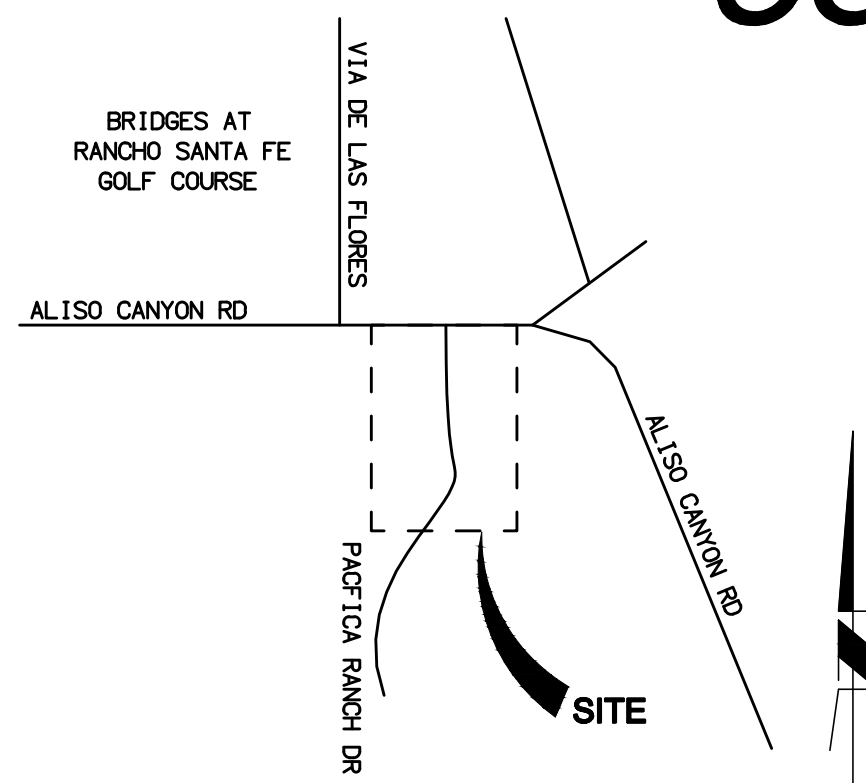


COUNTY OF SAN DIEGO TRACT TM 5589 - ALISO CANYON SUBDIVISON

TENTATIVE MAP



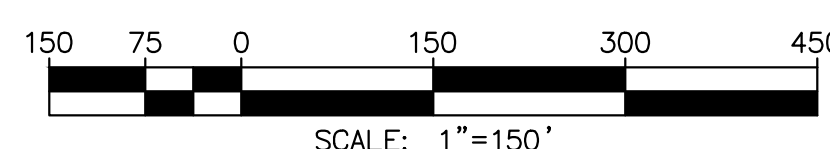
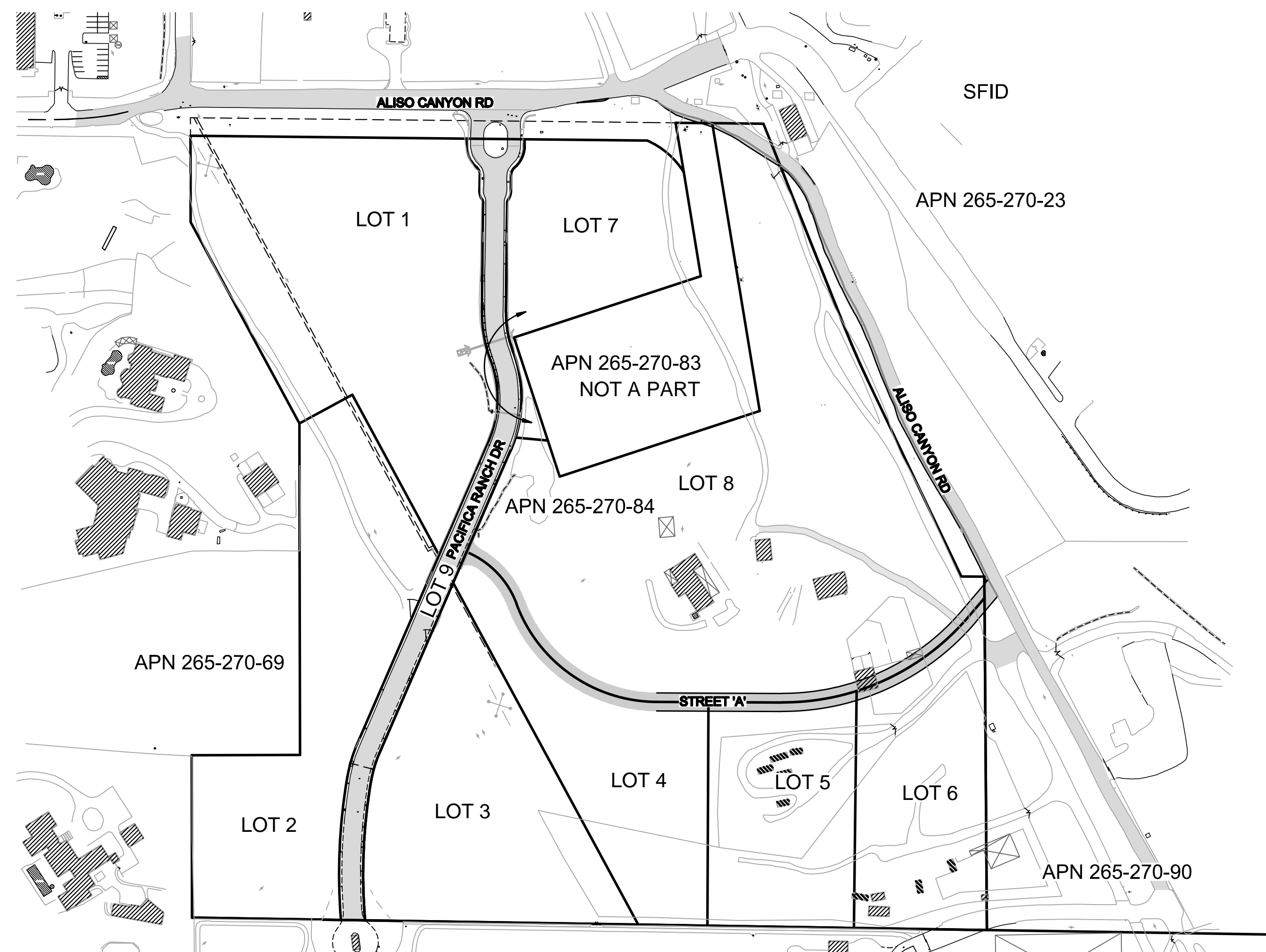
SAN DIEGO COUNTY THOMAS BROS.
PG 1148 SECTION G-6

VICINITY MAP

NTS

ITEM	LEGEND	SYMBOL
PROPOSED LOT LINE		
RIGHT OF WAY LINE		
EXISTING CONTOUR		
PROPOSED CONTOUR		
GRADING DAYLIGHT LINE		
EXISTING STORM DRAIN		
EXISTING ASPHALT PAVING		
PROPOSED ASPHALT PAVING		
SEWER FORCE MAIN		
SEWER SERVICE (WITH PUMP)		
SEWER SERVICE (GRAVITY)		
DOMESTIC WATER MAIN		
DOMESTIC WATER SERVICE		
EXISTING POWER POLE		
PROPOSED HYDRANT		
EXISTING HYDRANT		
BIOLOGICAL OPEN SPACE		
PROPOSED LODGE POLE FENCE PER DETAIL HEREON		
PROPOSED OPEN SPACE AREA SIGNAGE PER DETAIL HEREON		

PROJECT ADDRESS
18531 ALISO CANYON ROAD
RANCHO SANTA FE, CA 92091



SHEET INDEX

- 1) COVER SHEET, TYPICAL SECTIONS, AND NOTES
- 2) TENTATIVE MAP

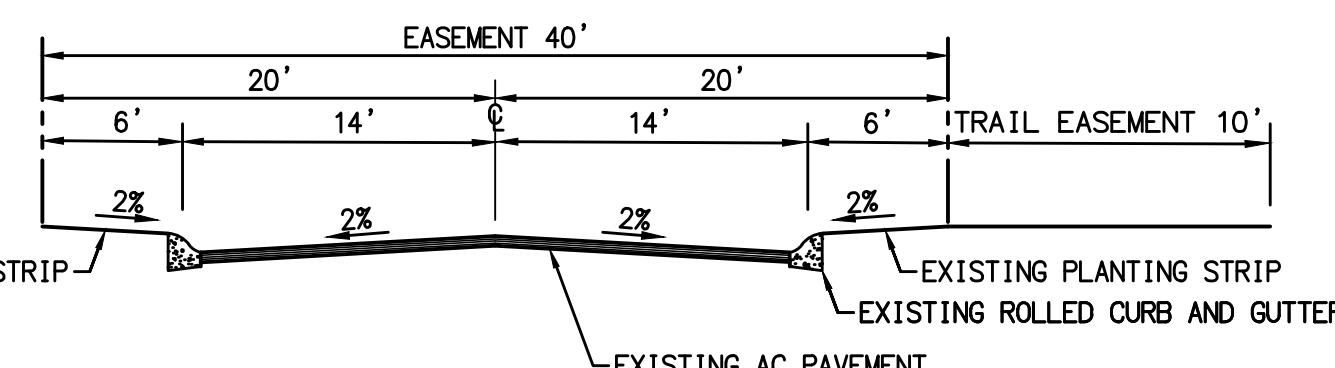
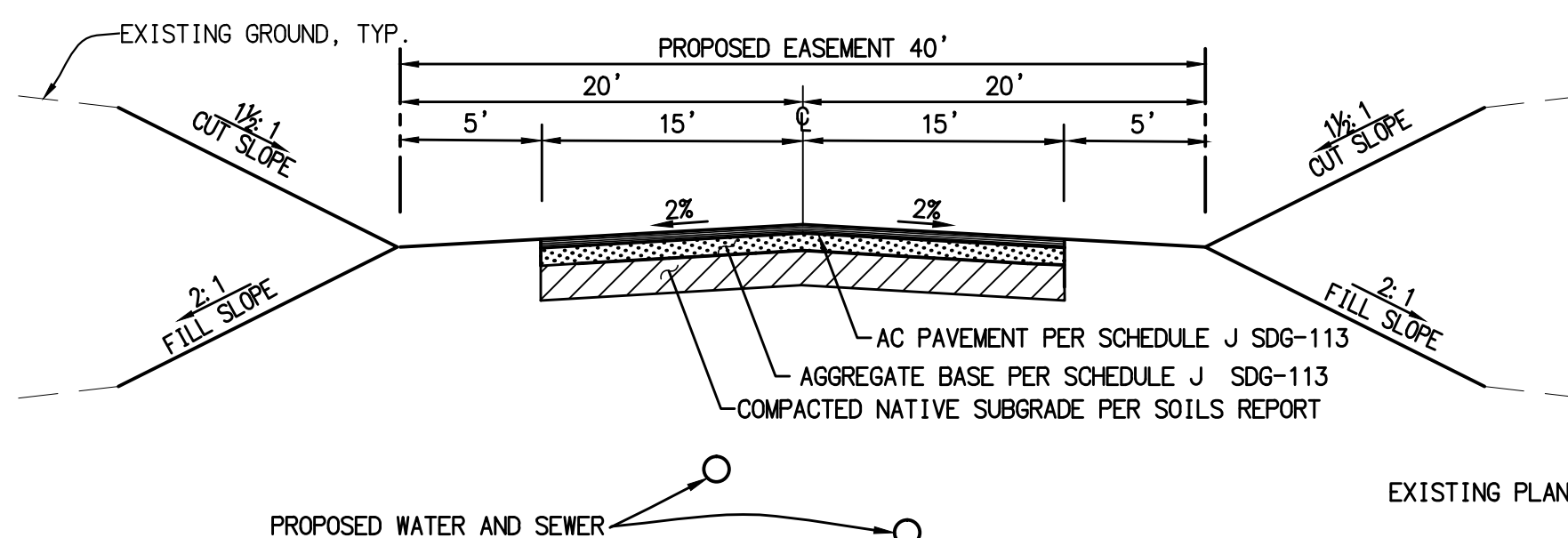
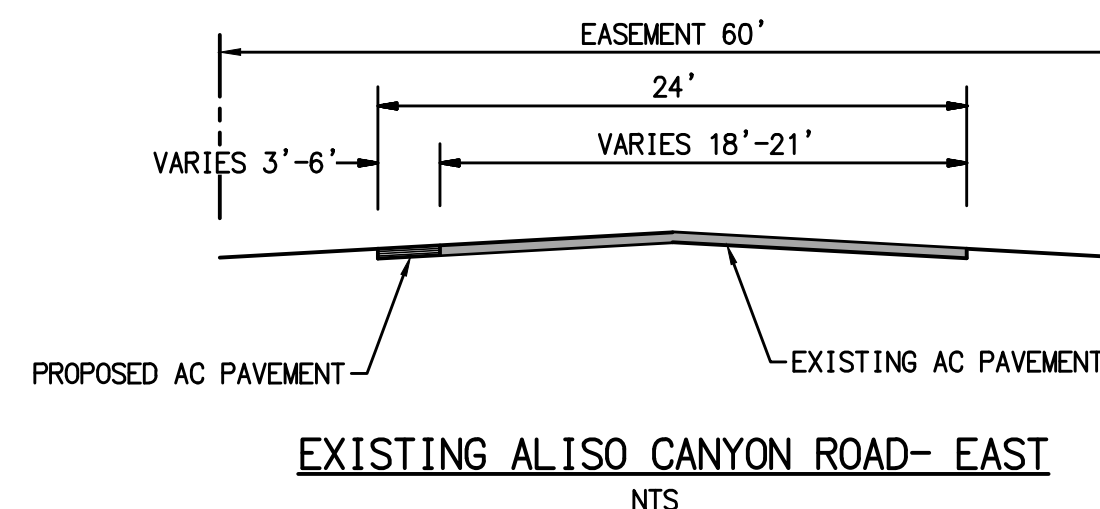
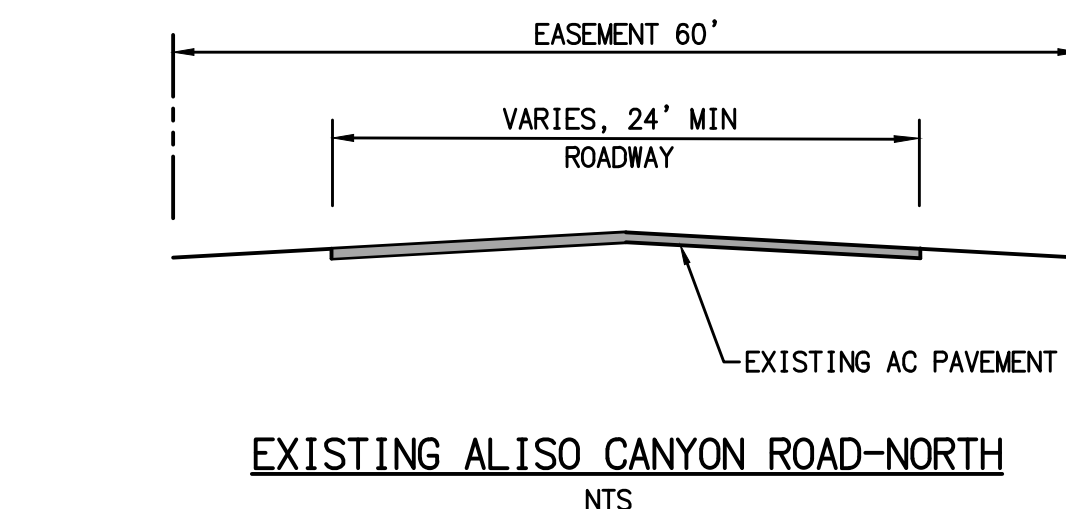
SENSITIVE ENVIRONMENTAL RESOURCE
Disturbance beyond this post is restricted by easement

Information:
Contact County of San Diego
Department Planning and Landuse
Ref: 09-05-001

ZONE: EXISTING/PROPOSED	
ZONE	
USE REGULATIONS	RR
NEIGHBORHOOD REGULATIONS/ANIMAL	V
DENSITY	---
LOT SIZE	2AC
BUILDING TYPE	C
MAXIMUM FLOOR AREA	---
FLOOR AREA RATIO	---
HEIGHT	G
LOT COVERAGE	---
SETBACK	B
OPEN SPACE	---
SPECIAL AREA REGULATIONS	---

LAND USE SUMMARY TABLE

8 NEW RESIDENTIAL LOTS (LOTS 1-8)	28.9 ACRES
PRIVATE STREET (PACIFICA RANCH DR)	0.8 ACRES
TOTAL	30.7 ACRES



LEGAL DESCRIPTION

PARCEL "A" OF BOUNDARY ADJUSTMENT NO. B/C 96-0111, AS EVIDENCED BY DOCUMENT RECORDED JANUARY 16, 1997 AS INSTRUMENT NO. 97-20742 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF PARCELS 1 AND 2 OF PARCEL MAP NO. 12526, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 20, 1983 AS FILE/PAGE NO. 83-021056 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER

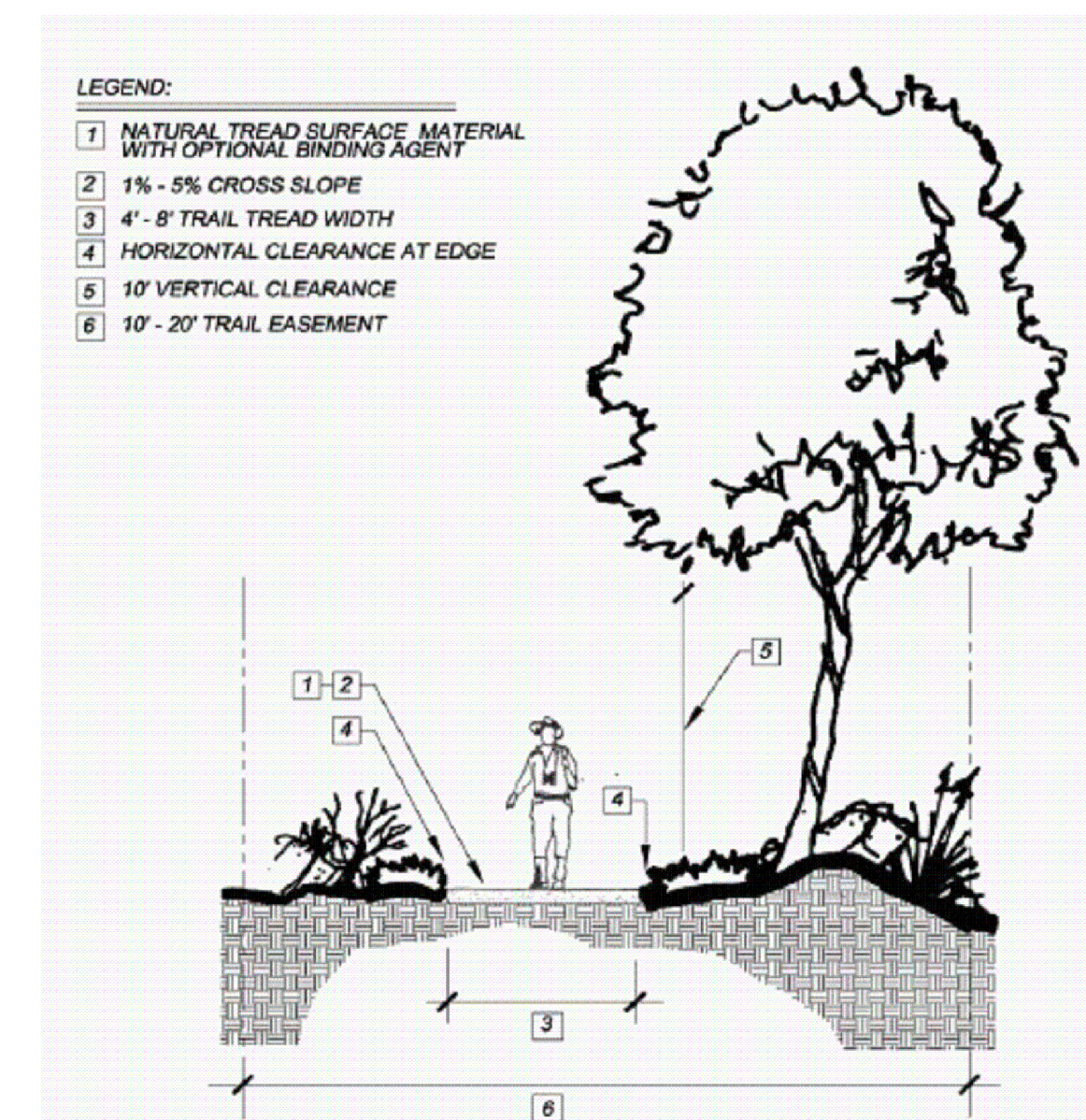
265-270-84

GENERAL NOTES

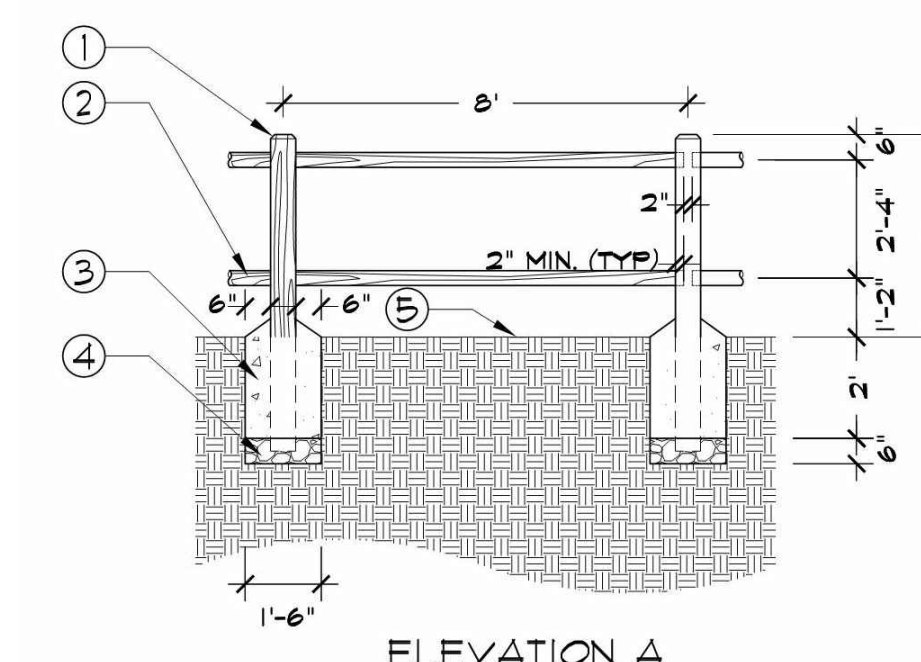
1. TAX RATE AREA: 71053
2. ACREAGE: 30.73 GROSS ACRES; 28.91 ACRES NET
3. TOTAL NUMBER OF LOTS: 9
4. MINIMUM LOT SIZE: 2.00 ACRE
5. MINIMUM PAD SIZE: 0.46 ACRE
6. ZONING: EXISTING - RR RURAL RESIDENTIAL (2 ACRE) PROPOSED - RR RURAL RESIDENTIAL (2 ACRE) REGIONAL CATEGORY: SEMI-RURAL
7. COMMUNITY PLAN: SAN DIEGUITO
8. GENERAL PLAN: EXISTING - SR2
9. SERVICES/UTILITIES
SEWER DISTRICT: RANCHO SANTA FE COMMUNITY SERVICE DISTRICT
WATER DISTRICT: OLIVENHAIN MUNICIPAL WATER DISTRICT
FIRE DISTRICT: RANCHO SANTA FE
FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: RANCHO SANTA FE
STREET LIGHTING: COUNTY OF SAN DIEGO
TELEPHONE: AT&T
ELECTRIC: SAN DIEGO GAS AND ELECTRIC
GAS: SAN DIEGO GAS AND ELECTRIC
10. NO REQUEST TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT WILL BE MADE FOR THIS PROJECT.
11. FEES TO BE PAID IN LIEU OF PARK AND LAND DEDICATION.
12. PRIVATE ROAD 'A' IS PROPOSED.
13. TOPOGRAPHIC SOURCE: VERTICAL MAPPING RESOURCES, INC MAY 20, 2010.
14. ROAD VACATION TO REMOVE SA 680 PER FINAL MAP.
15. GRADING PROPOSED FOR LOTS 1-7. REFER TO SEPARATE PRELIMINARY GRADING PLAN.
16. GRADING QUANTITIES: 25,000 CY CUT = 25,000 CY FILL
17. AVERAGE SLOPE: ~ 10.4%
18. STRUCTURES ON LOT 8 TO REMAIN.
19. STRUCTURES ON LOT 5 AND LOT 6 TO BE REMOVED.
20. DEVELOPER WILL COMPLY WITH THE STREET LIGHT REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS.

TRAIL NOTES

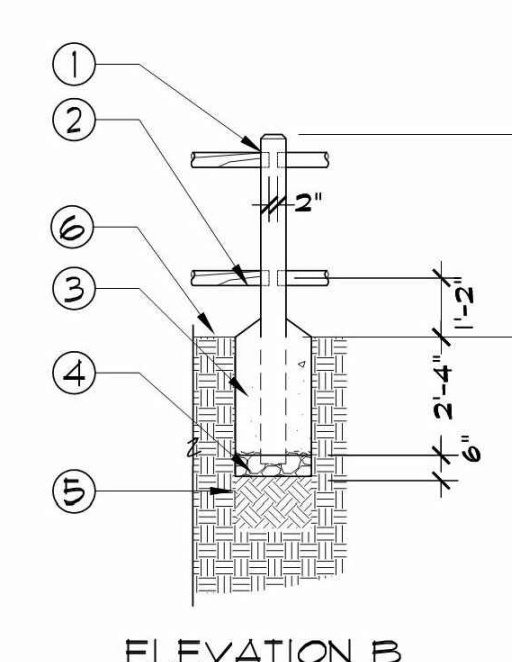
1. FOR TRAIL TYPICAL SECTION, SEE DETAIL HEREON.
2. TYPICAL TRAIL EASEMENT WIDTH IS 20-FEET. EASEMENT WIDTH IS REDUCED TO 10-FEET WHERE TOPOGRAPHY IS FLAT (LESS THAN 10%).
3. WHERE TRAIL SLOPE EXCEEDS 5%, A BINDING AGENT SHALL BE APPLIED.
4. TRAIL SHALL BE FREE AND CLEAR OF LANDSCAPING OR ABOVE GROUND UTILITIES.
5. PRIOR TO CONSTRUCTION, TRAIL LOCATION WITHIN SD&E EASEMENT REQUIRES SD&E APPROVAL.
6. THE TRAILS SHALL BE CONSTRUCTED PURSUANT TO COUNTY'S TRAIL MASTER PLAN.



TRAIL TYPICAL SECTION
N.T.S.



ELEVATION A



ELEVATION B

- 1) 6" MIN. DIA. LODGE POLE POST
- 2) 3 1/2" MIN. DIA. LODGE POLE RAIL
- 3) CONCRETE FOOTING, GROUT FOR DRAINAGE
- 4) 3" CRUSHED ROCK
- 5) FINISH GRADE

NOTES:

ALL RAILS TO BE SECURED TO POST WITH 20d HOT DIPPED GALV. NAILS

LODGE POLE FENCE N.T.S.

OWNER
DAVID LAUGHTER
P.O. BOX 7
RANCHO SANTA FE, CA 92067

SUBDIVIDER

ZEPHYR PARTNERS- RE, LLC
700 2ND STREET
ENCINITAS, CA 92024
(858) 461-5109
CONTACT: JIM McMENAMIN

PREPARED BY:

RBF CONSULTING
5050 AVENIDA ENCINAS, SUITE 260
CARLSBAD, CA 92008
(760) 476-9193

ENGINEER OF WORK

Timothy M. Thiele
TIMOTHY M. THIELE, R.C.E. C60283 DATE 06/16/14



ALISO CANYON SUBDIVISION
COUNTY OF SAN DIEGO, CA

TM 5589

SHEET 1 OF 2

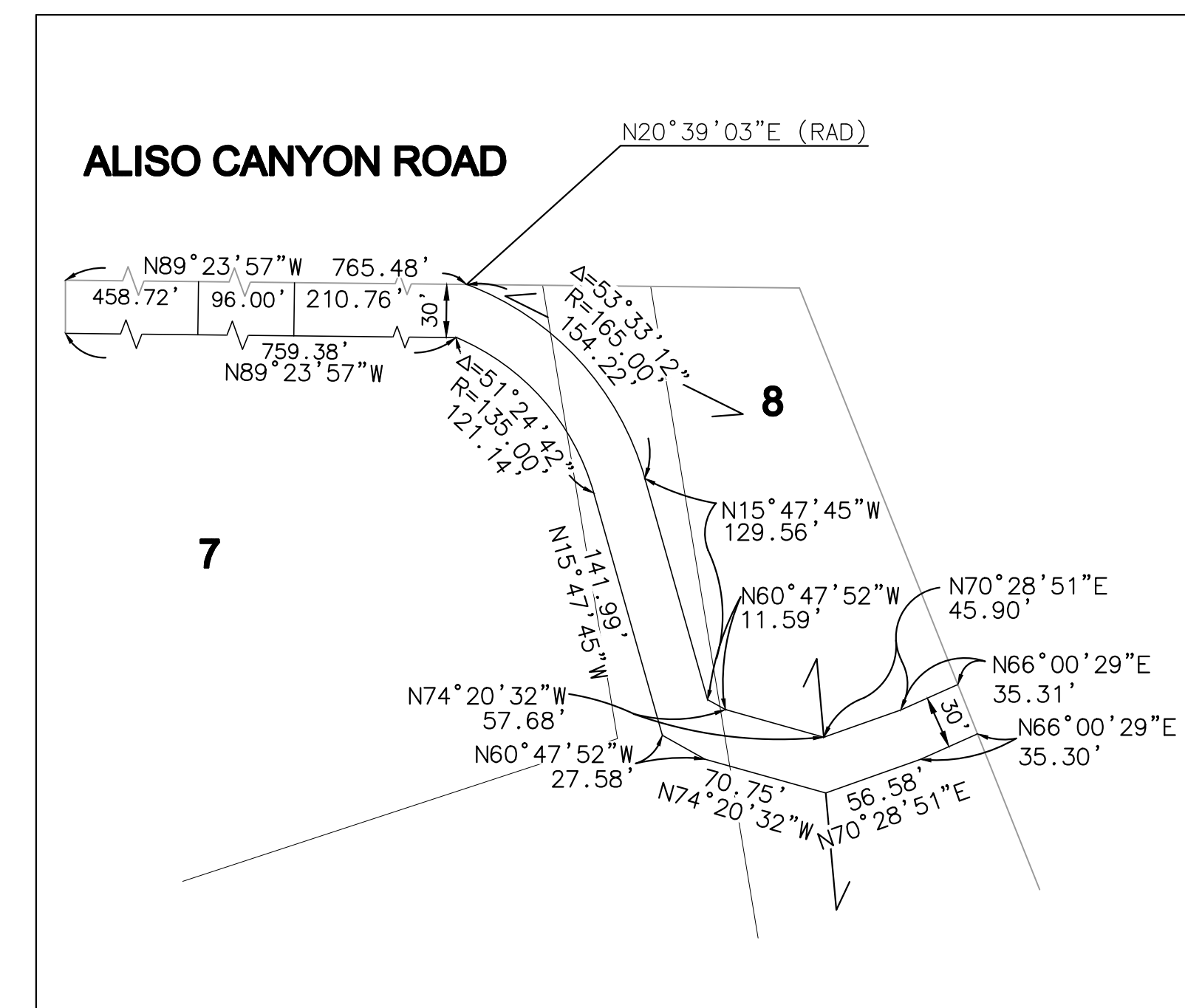
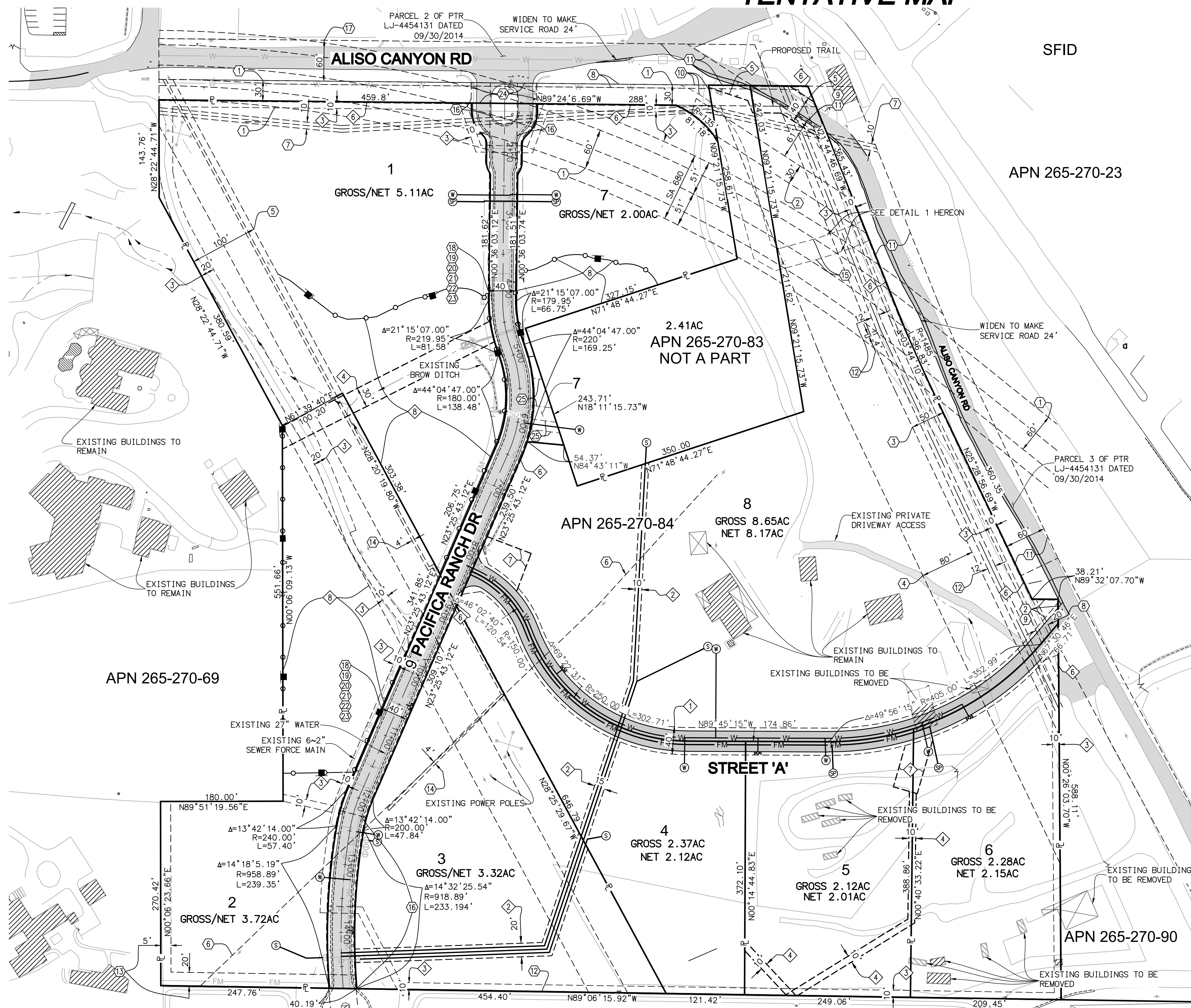
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CARLSBAD, CALIFORNIA 92008-4386
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COUNTY OF SAN DIEGO TRACT TM 5589 - ALISO CANYON SUBDIVISION

TENTATIVE MAP



1 EASEMENT 15 DETAIL
SCALE: 1"=80'

PROPOSED EASEMENTS

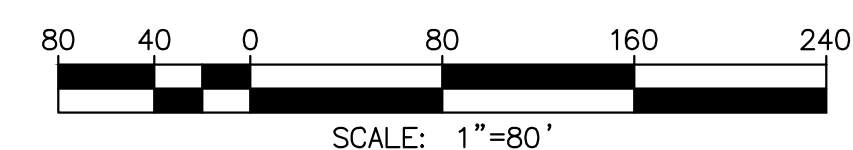
DESCRIPTION
40' PRIVATE ROAD AND UTILITY EASEMENT FOR STREET 'A'
PRIVATE SEWER EASEMENT
PUBLIC TRAIL EASEMENT
10' PRIVATE DRAINAGE EASEMENT
40' PRIVATE ROAD AND UTILITY EASEMENT
1' RESTRICTED ACCESS EASEMENT
BMP MAINTENANCE ACCESS EASEMENT
BIOLOGICAL OPEN SPACE EASEMENT

EXISTING EASEMENTS

DESCRIPTION	FINAL STATUS
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6. SDGE EASEMENT PER BK3363 PG 128 - 10/25/1949	TO REMAIN
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14. PAC. TEL AND TEL EASEMENT PER DOC # 67-54438 - 04/19/1967	TO REMAIN
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17. PRIVATE ROAD EASEMENT PER PARCEL 2 OF PTR LJ-4454131- 09/30/14	TO REMAIN
18. ROAD AND UTILITY EASEMENT PER DOC # 1998-0585478 - 09/15/1988, MOD #2004-0509518 - 06/02/2004	TO REMAIN
19. SEWER EASEMENT PER DOC #2004-0509519 - 06/02/2004	TO REMAIN
20. ROAD MAINTENANCE EASEMENT PER DOC #2004-0509520 - 05/02/2004	TO REMAIN
21. LANDSCAPING EASEMENT PER DOC #2004-0509521 - 06/02/2004	TO REMAIN
22. PUBLIC UTILITIES EASEMENT PER DOC #2004-1185194 - 12/16/2004	TO REMAIN
23. WATERLINE EASEMENT PER DOC #2005-0156194 - 02/25/2005	TO REMAIN
24. EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES	TO REMAIN
25. ROAD AND UTILITY EASEMENT PER DOC # 2012-0764227	TO REMAIN

LEGAL DESCRIPTION

THOSE PORTIONS OF PARCELS 1 AND 2 OF PARCEL MAP NO. 12526, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 20, 1983 AS FILE/PAGE NO. 83-021056 OF OFFICIAL RECORDS.



ENGINEER OF WORK

Timothy M. Thiele 06/16/14
TIMOTHY M. THIELE, R.C.E. C60283 DATE



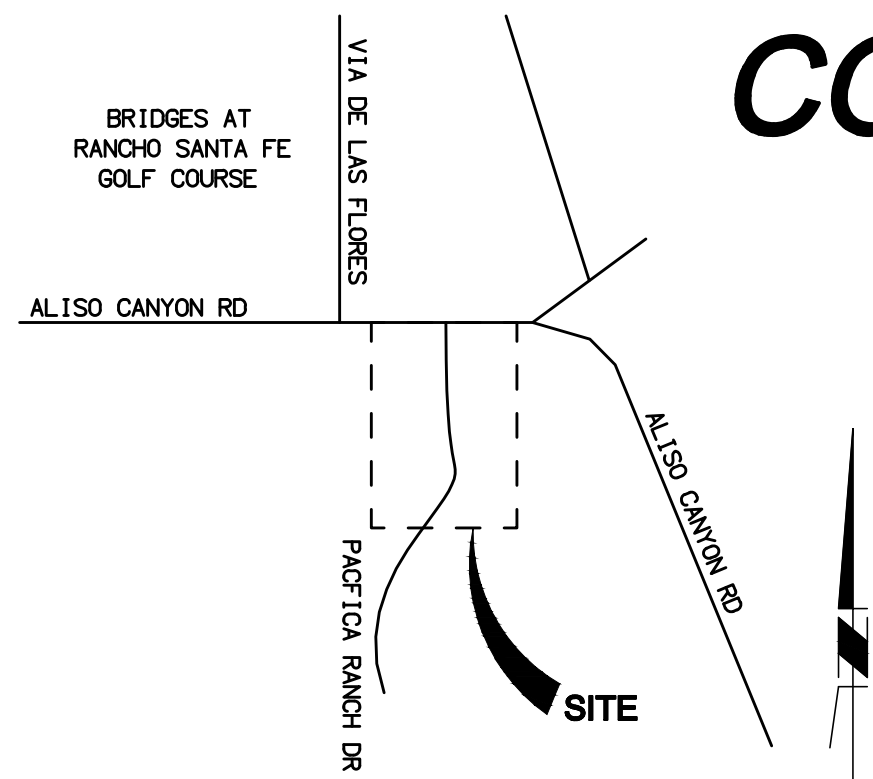
ALISO CANYON SUBDIVISION
COUNTY OF SAN DIEGO, CA
TM 5589
SHEET 2 OF 2
AUGUST 2014



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COUNTY OF SAN DIEGO TRACT TM 5589- ALISO CANYON SUBDIVISON

PRELIMINARY GRADING PLAN



SAN DIEGO COUNTY THOMAS BROS.
PG 1148 SECTION G-6

VICINITY MAP

NTS

ITEM	LEGEND	SYMBOL
PROPOSED LOT LINE		
RIGHT OF WAY LINE		
EXISTING CONTOUR		
PROPOSED CONTOUR		
GRADING DAYLIGHT LINE		
EXISTING STORM DRAIN		
PROPOSED STORM DRAIN		
EXISTING ASPHALT PAVING		
PROPOSED ASPHALT PAVING		
PROPOSED BIORETENTION AREA		
PROPOSED BIORETENTION SWALE		
PROPOSED VEGETATED SWALE		
EXISTING NATURAL FLOWLINE		
SLOPE		
FILL SLOPE		
EXISTING POWER POLE		
PROPOSED LODGE POLE FENCE PER DETAIL HEREON		
PROPOSED OPEN SPACE AREA SIGNAGE PER DETAIL HEREON		

SUMMARY OF LID/SITE DESIGN BMPs

- PRESERVE NATURAL AREAS.
- PRESERVE TREES AND CRITICAL AREAS.
- MINIMIZE DISTURBANCE TO NATURAL DRAINAGE AREAS.
- MINIMIZE AND DISCONNECT IMPERVIOUS SURFACES.
- MINIMIZE SOIL COMPACTION.
- UNMANNED FACILITY, PERSONNEL WILL ONLY BE ONSITE IN THE EVENT OF REQUIRED MAINTENANCE
- SET-BACK DEVELOPMENT ENVELOPE FROM DRAINAGES.
- THE DRAINAGE CHANNEL TO THE WEST OF THE RESIDENTIAL HOMES WILL PROTECT IN PLACE.
- RESTRICT HEAVY CONSTRUCTION EQUIPMENT ACCESS TO PLANNED GREEN/OPEN SPACE AREAS.
- RE-TILL SOILS COMPACTED
- CURB-CUTS TO LANDSCAPING AND BIORETENTION AREAS. PITCH PAVEMENTS TOWARD LANDSCAPING.
- DOWNSPOUT TO BIORETENTION.
- LANDSCAPING DESIGN INCLUDES SOIL AMENDMENTS AND SMART IRRIGATION SYSTEMS.
- DISTURB EXISTING SLOPES ONLY WHEN NECESSARY.
- MINIMIZE CUT AND FILL AREAS TO REDUCE SLOPE LENGTHS.
- INCORPORATE RETAINING WALLS TO REDUCE STEEPNESS OF SLOPES OR TO SHORTEN SLOPES.
- ROUNDING AND SHAPING SLOPES TO REDUCE CONCENTRATED FLOW.
- COLLECT CONCENTRATED FLOWS IN STABILIZED DRAINS AND CHANNELS.

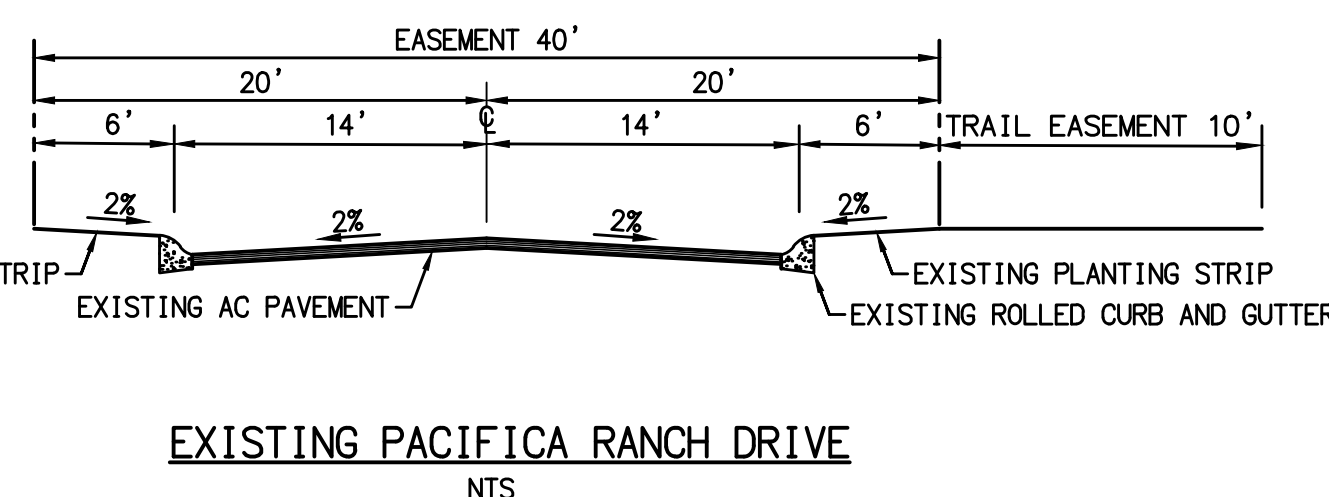
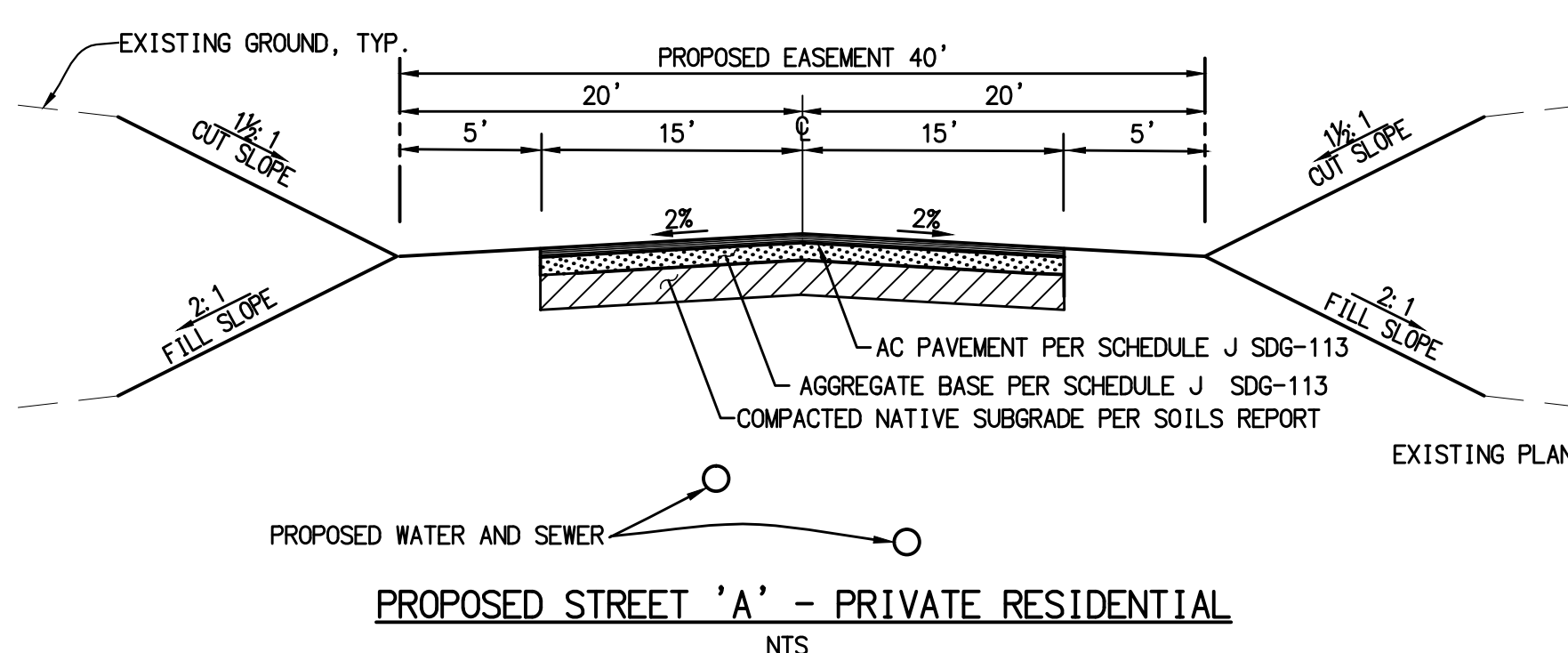
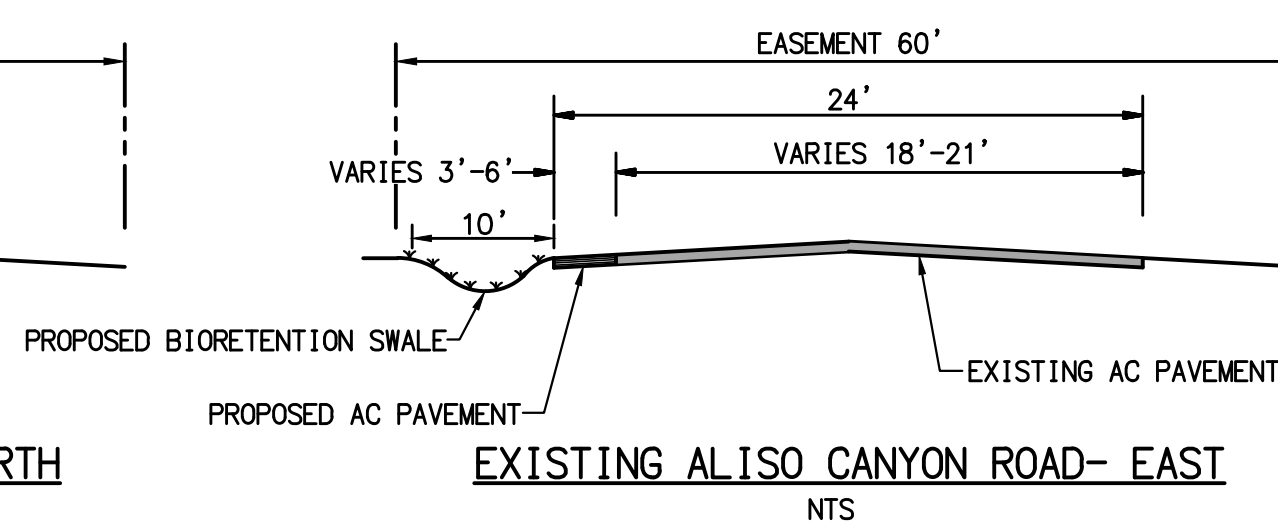
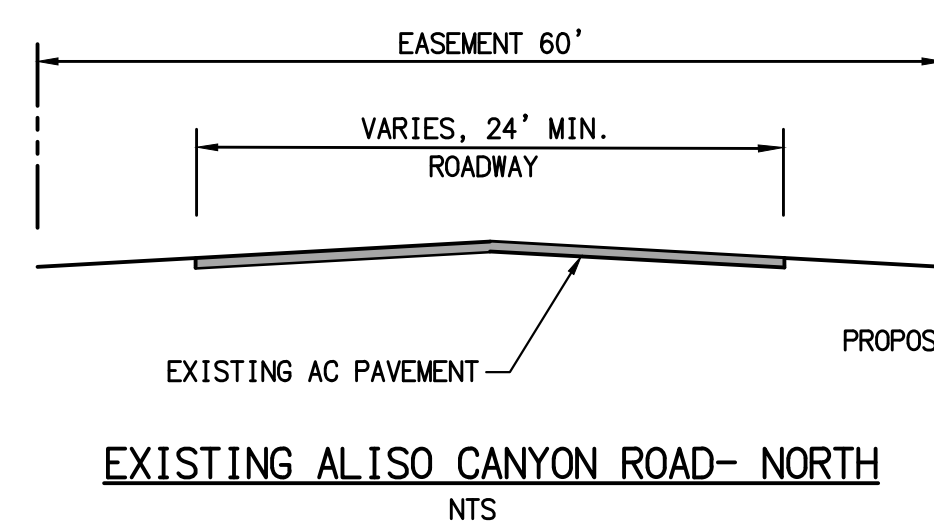
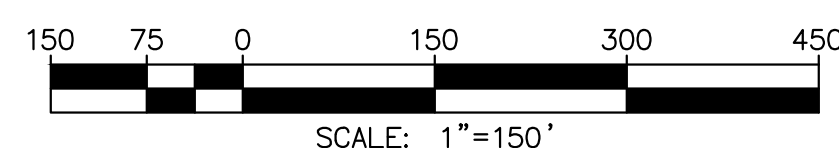
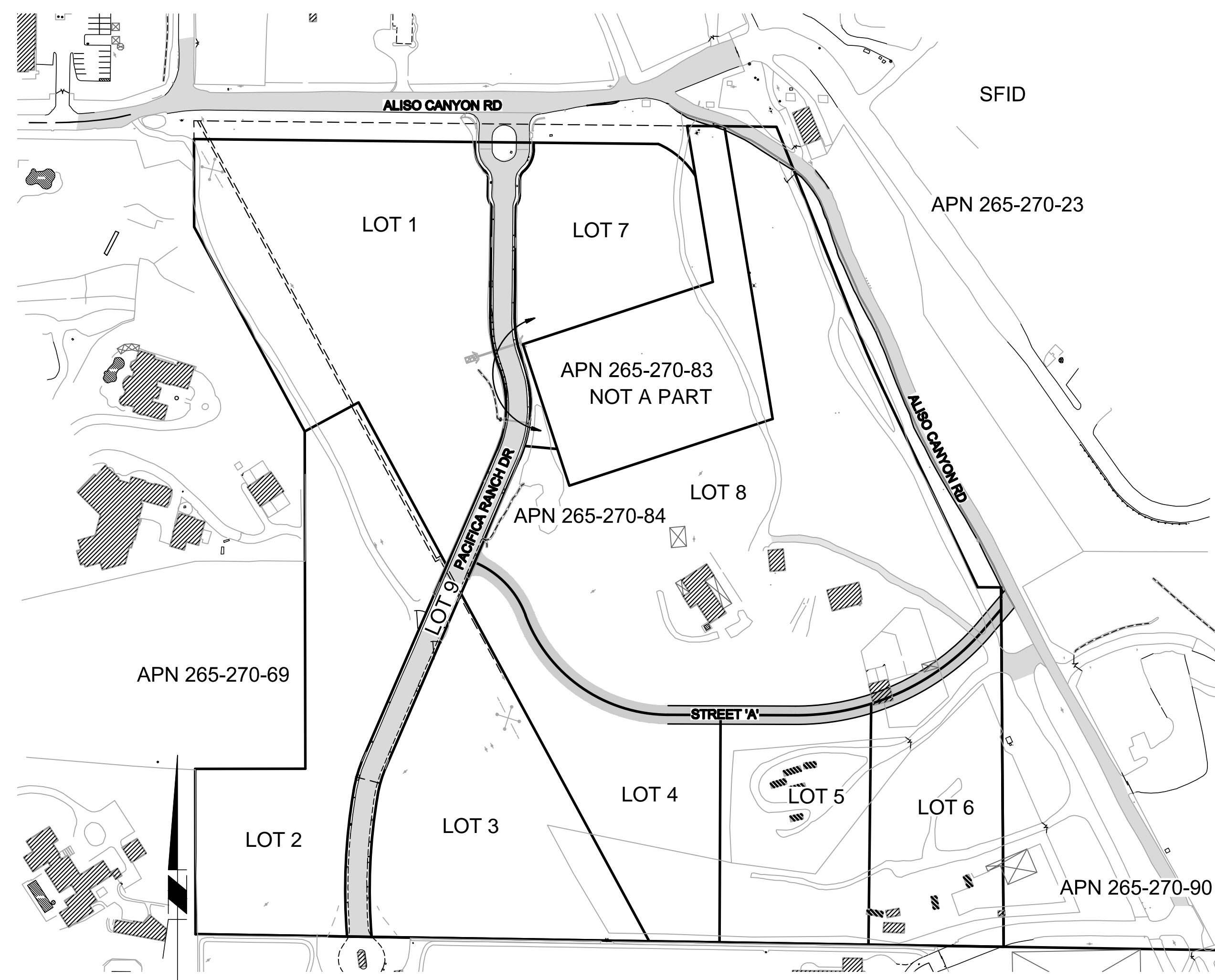
SUMMARY OF SOURCE CONTROL BMPs

- ON-SITE STORM DRAIN SIGNAGE
- SELECT DROUGHT TOLERANT PLANTS THAT WILL ALSO SURVIVE SATURATED SOILS WHEN LOCATED IN BIORETENTION AREAS
- AVOID ROOFING, GUTTERS, AND TRIM MADE OF COPPER OR OTHER UNPROTECTED METALS THAT MAY LEACH INTO RUNOFF

SUMMARY OF TREATMENT CONTROL BMPs

- BIORETENTION WITH UNDER DRAINS
- ON-LOT VEGETATED SWALES
- BIORETENTION SWALE

PROJECT ADDRESS
18531 ALISO CANYON ROAD
RANCHO SANTA FE, CA 92091



LEGAL DESCRIPTION

PARCEL "A" OF BOUNDARY ADJUSTMENT NO. B/C 96-0111, AS EVIDENCED BY DOCUMENT RECORDED JANUARY 16, 1997 AS INSTRUMENT NO. 97-20742 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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ASSESSOR'S PARCEL NUMBER

265-270-84

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD'83), NSRS2007, CSRS EPOCH 2007); MEASURED FROM THE FOLLOWING CONSTANT OPERATING REFERENCE STATIONS (CORS) "P472" AND "DSME", BOTH AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS), SAID BEARING FROM "P472" TO "DSME" BEING NORTH 39-09-10.29 WEST, AND SAID COORDINATES FOR SAID STATIONS BEING AS FOLLOWS:

"P472" (CampElliotCS2004)	32-53-21.137297	117-06-16.850477
"DSME" (Dana Seguin Memorial)	33-02-11.304306	117-14-58.276625

BENCHMARK

ELEVATIONS SHOWN HEREON ARE STATED IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29), BASED LOCALLY UPON THE FOLLOWING BENCHMARK AS PUBLISHED BY THE COUNTY OF SAN DIEGO RECORD OF SURVEY # 14492: CONTROL POINT #: 121 CONTROL POINT NAME: "DATE LANE" ELEVATION (NGVD29) [US SURVEY FEET]: 381.75'

TOPOGRAPHY AND GRADING

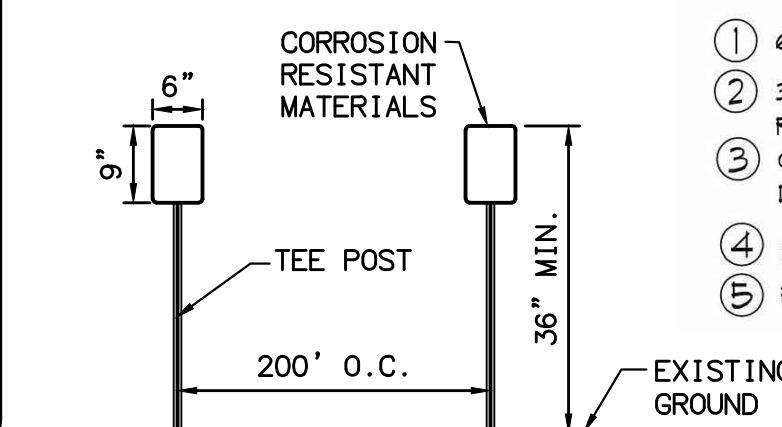
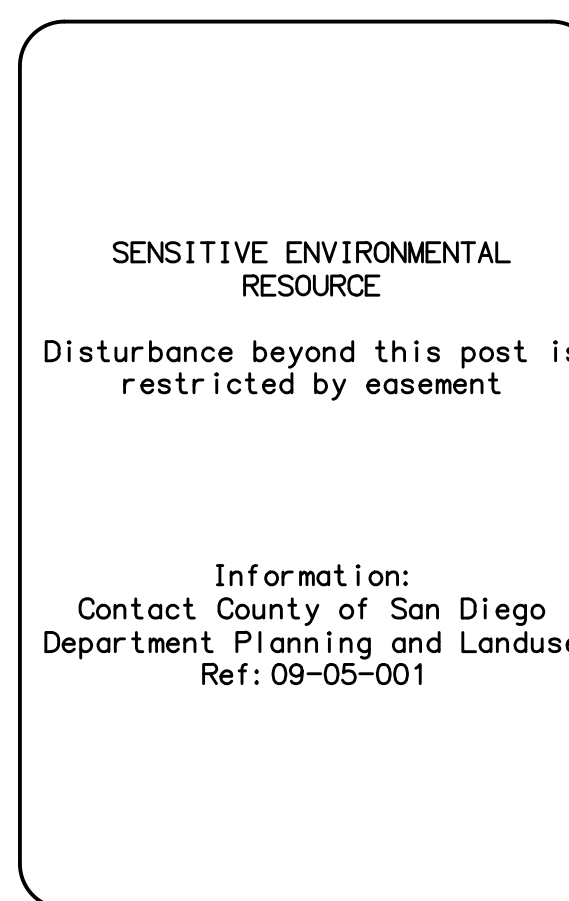
VOLUME OF CUT: 25,000 CY
VOLUME OF FILL: 25,000 CY
EXPORT/IMPORT: 0 CY
GRADING QUANTITIES SHOWN ARE RAW CUT AND FILL VOLUMES.

MAXIMUM SITE RETAINING WALL HEIGHT: N/A
MAX OUT SLOPE HEIGHT: 15', 1 1/2:1, STREET A
MAX FILL SLOPE HEIGHT: 12', 2:1, LOT 1

TOTAL DISTURBED AREA: 8.45 AC

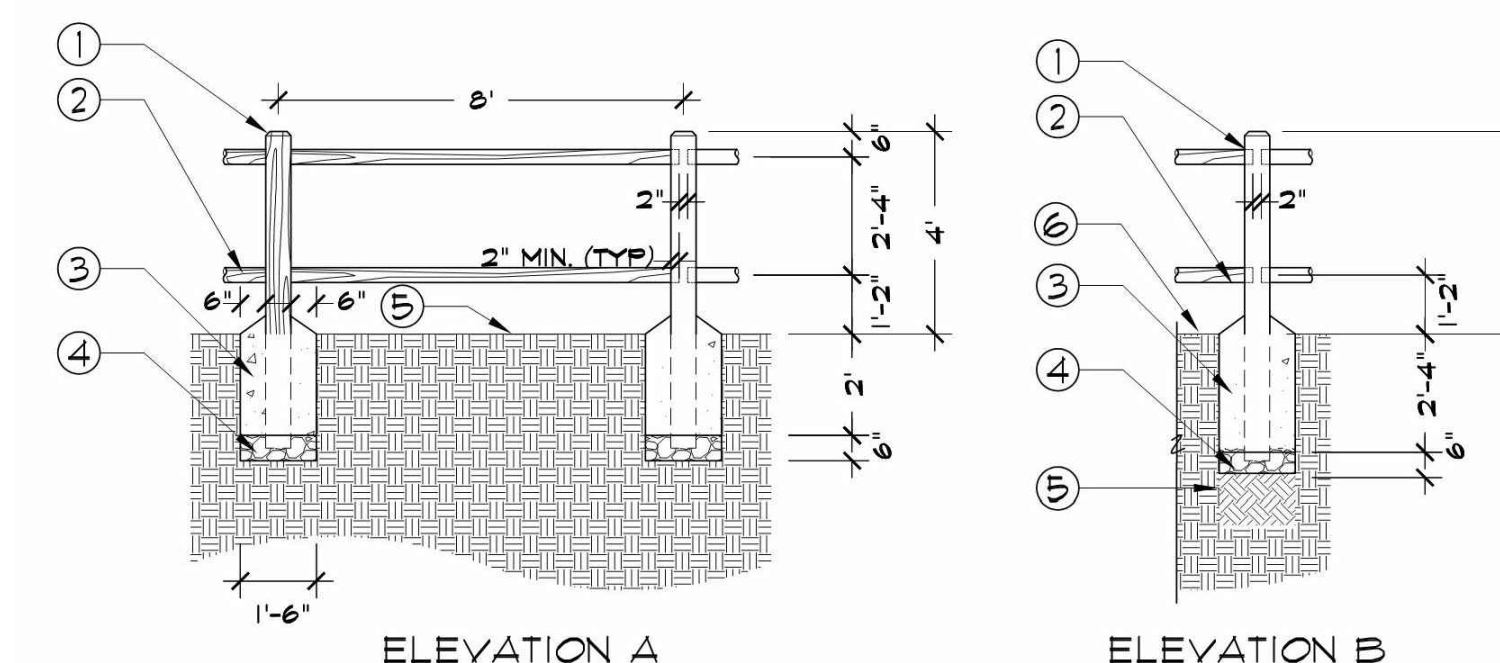
SHEET INDEX

- 1) COVER SHEET, TYPICAL SECTIONS, AND NOTES
- 2) PRELIMINARY GRADING PLAN



TYPICAL OPEN SPACE SIGNAGE

NTS



NOTES:

- 1) ALL RAILS TO BE SECURED TO POST WITH 20d HOT DIPPED GALV. NAILS

LODGE POLE FENCE

N.T.S.

BY: _____ DATE _____

PREPARED BY:

RBF CONSULTING
5050 AVENIDA ENCINAS, SUITE 260
CARLSBAD, CA 92008
(760) 476-9193

ENGINEER OF WORK

Tim Thiele
TIMOTHY M. THIELE, R.C.E. C60283 DATE 06/16/14



ALISO CANYON SUBDIVISION COUNTY OF SAN DIEGO, CA

TM 5589

SHEET 1 OF 2

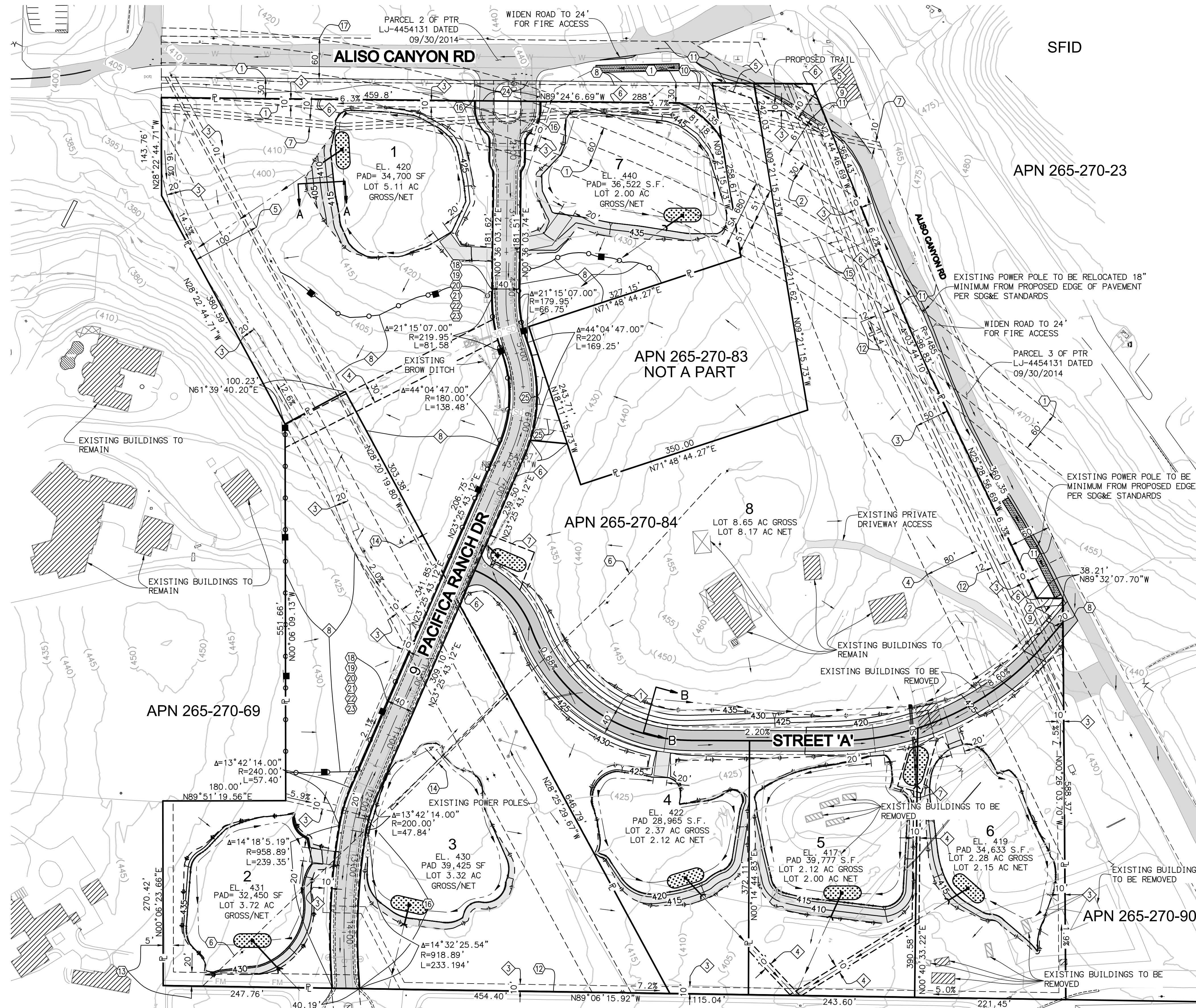
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CARLSBAD, CALIFORNIA 92008-4386
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COUNTY OF SAN DIEGO TRACT TM 5589 - ALISO CANYON SUBDIVISION

PRELIMINARY GRADING PLAN

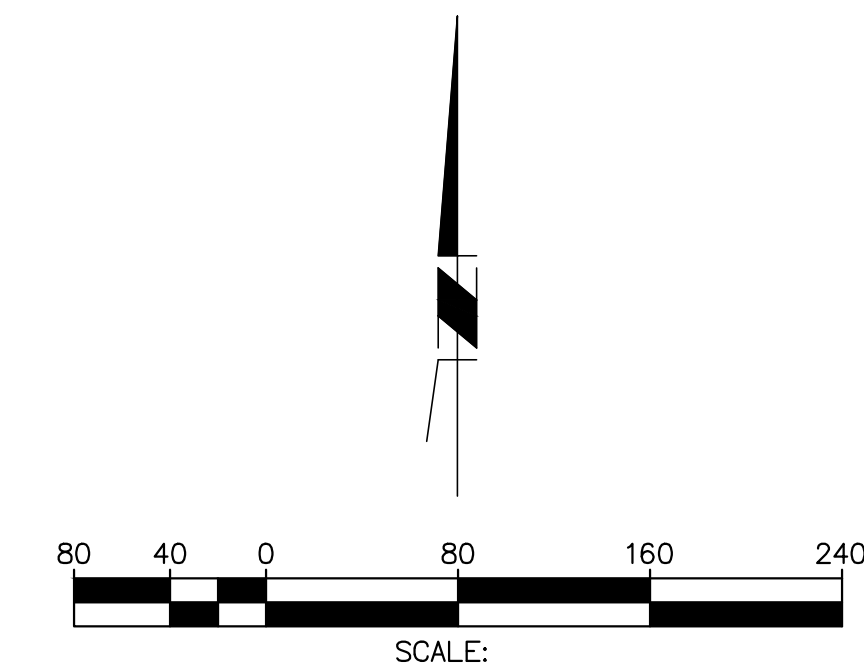
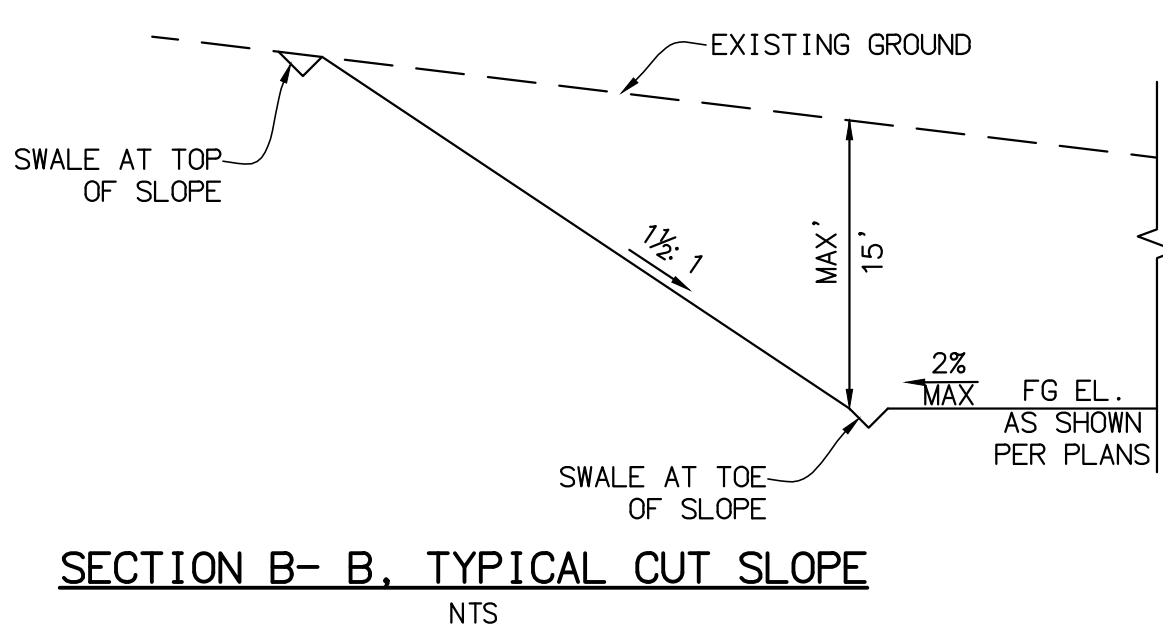
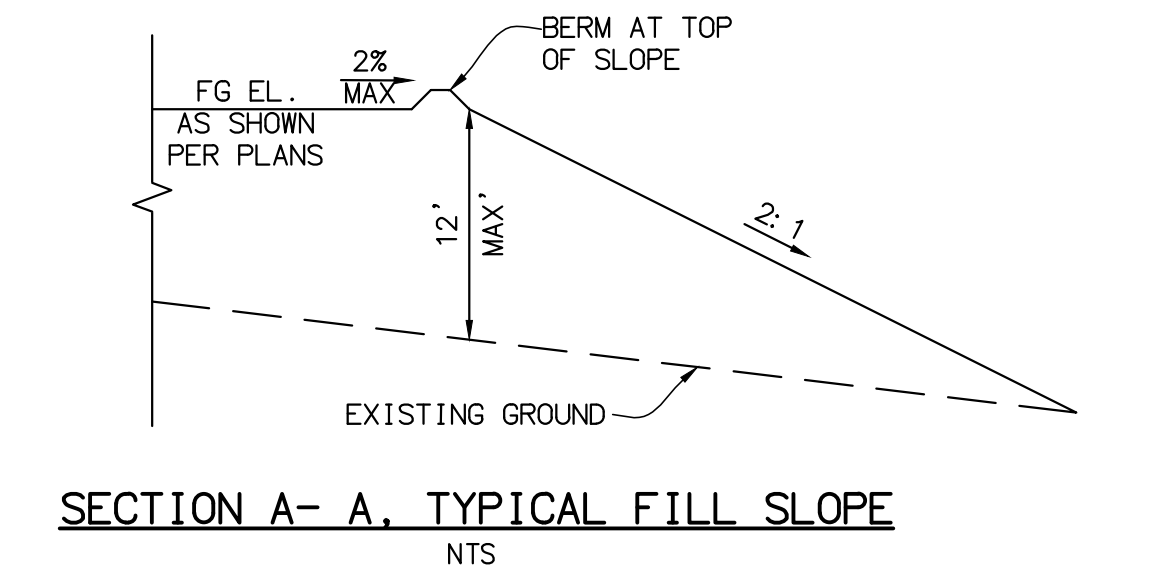


PROPOSED EASEMENTS

DESCRIPTION
40' PRIVATE ROAD AND UTILITY EASEMENT FOR STREET 'A'
PRIVATE SEWER EASEMENT
PUBLIC TRAIL EASEMENT
10' PRIVATE DRAINAGE EASEMENT
40' PRIVATE ROAD AND UTILITY EASEMENT
1' RESTRICTED ACCESS EASEMENT
BMP MAINTENANCE ACCESS EASEMENT
BIOLOGICAL OPEN SPACE EASEMENT

EXISTING EASEMENTS

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ROAD AND UTILITY EASEMENT PER DOC # 2012-0764227	TO REMAIN



ALISO CANYON SUBDIVISION
COUNTY OF SAN DIEGO, CA
TM 5589 SHEET
2 OF 2
AUGUST 2014

ENGINEER OF WORK
TIMOTHY M. THIELE, R.C.E. C60283 DATE 06/16/14



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